



**PARK CITY BOARD OF ADJUSTMENT MEETING  
SUMMIT COUNTY, UTAH  
August 24, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department of Park City, Utah will hold its Board of Adjustment Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Tuesday, August 24, 2021.

**MEETING CALLED TO ORDER AT 5:00 PM.**

To participate virtually please visit [www.parkcity.org](http://www.parkcity.org)

**1.ROLL CALL**

**2.MINUTES APPROVAL**

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.CONTINUATIONS**

**6.REGULAR AGENDA**

- 6.A. 45 Hillside Avenue – Variance – The Applicant Requests Variances to the Front Setback Requirements in the Historic Residential - 1 (HR-1) Zoning District. PL-21-04861.  
(A) Public Hearing; (B) Action  
[Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: Applicant's Variance Narrative](#)  
[Exhibit C: Applicant's Submittal Package](#)
  
- 6.B. 91 King Road – Variance – The Applicant Requests Variances to the Minimum Lot Size, Minimum Lot Width, and Front and Side Setback Requirements in the Historic Residential - Low Density (HRL) Zoning District. PL-21-04829. (A) Public Hearing; (B) Action  
[Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: 1987 Building Permit for Remodel](#)  
[Exhibit C: 1968 Zoning Map](#)  
[Exhibit D: 1968 R-1 Regulations](#)  
[Exhibit E: 1980 HR - 1 Regulations](#)  
[Exhibit F: Existing Conditions](#)  
[Exhibit G: 91 and 95 King Road Proposed Plat Amendment](#)  
[Exhibit H: Ordinance No. 83-13 Creating the Historic Residential Low - Density Zoning District](#)

Exhibit I: Ordinance No. 84-9 Rezoning the Sampson Avenue Area from HR-1 to HRL  
Exhibit J: 1985 Zoning Map  
Exhibit K: 1984 Historic Residential Low - Density Regulations  
Exhibit L: Park Record March 9, 1995 Article  
Exhibit M: Applicant's Statement  
Exhibit N: Board of Adjustment Approval of 95 King Road Variance (1991)  
Exhibit O: 2000 HRL Regulations  
Exhibit P: 1997 HRL Regulations

## **7.ADJOURN**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**